

066.0

0005

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

809,300 / 809,300

USE VALUE:

809,300 / 809,300

ASSESSED:

809,300 / 809,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
8		RADCLIFFE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	GOODNOW JOHN W-ETAL
Owner 2:	MARK JUNE
Owner 3:	

Street 1: 8 RADCLIFFE RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:

Owner 2:

Street 1:

Twn/City:

St/Prov: Cntry:

Postal:

NARRATIVE DESCRIPTION

This parcel contains 6,098 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1929, having primarily Wood Shingle Exterior and 1904 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6098		Sq. Ft.	Site		0	70.	0.99	12									422,058						422,100	

IN PROCESS APPRAISAL SUMMARY

Use Code		Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description		User Acct	
101		6098.000	383,800	3,400	422,100	809,300				
Total Card		0.140	383,800	3,400	422,100	809,300	Entered Lot Size			
Total Parcel		0.140	383,800	3,400	422,100	809,300	Total Land:			
Source: Market Adj Cost							Land Unit Type:			

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	383,800	3400	6,098.	422,100	809,300	809,300	Year End Roll	12/18/2019
2019	101	FV	287,100	3400	6,098.	391,900	682,400	682,400	Year End Roll	1/3/2019
2018	101	FV	287,100	3400	6,098.	391,900	682,400	682,400	Year End Roll	12/20/2017
2017	101	FV	287,100	3400	6,098.	343,700	634,200	634,200	Year End Roll	1/3/2017
2016	101	FV	287,100	3400	6,098.	313,500	604,000	604,000	Year End	1/4/2016
2015	101	FV	280,400	3400	6,098.	277,400	561,200	561,200	Year End Roll	12/11/2014
2014	101	FV	280,400	3400	6,098.	262,300	546,100	546,100	Year End Roll	12/16/2013
2013	101	FV	280,400	3400	6,098.	249,600	533,400	533,400		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOLE RONALD/ETA	23356-239		6/28/1993		242,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/24/2011	101	Redo Bas	30,000					REDO FINISHED BMT/
10/19/2010	2149	Sun Room	8,900					REMODEL EXISTG SUN
5/29/2008	517	Redo Kit	30,000			G10	GR FY10	
12/28/2007	1157	Manual	3,500			G9	GR FY09	install wood firep
5/11/2007	329	Manual				G9	GR FY09	
7/19/2005	632	New Wind	1,500			G7	GR FY07	
6/5/2001	350	Wood Dec	2,000	C				12X25 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
9/13/2018	MEAS&NOTICE	PH	Patrick H
1/29/2009	Meas/Inspect	189	PATRIOT
11/6/1999	Inspected	266	PATRIOT
10/6/1999	Mailer Sent		
10/6/1999	Measured	267	PATRIOT
2/1/1992		PM	Peter M

Sign:

VERIFICATION OF VISIT NOT DATA

/ / /

Total Card / Total Parcel

809,300 / 809,300

809,300 / 809,300

809,300 / 809,300

809,300 / 809,300



Patriot Properties Inc.

USER DEFINED

Prior Id # 1: 42466

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH																																																																																																				
Type: 6	- Colonial		Full Bath: 1	Rating: Good																																																																																																									
Sty Ht: 2	- 2 Story		A Bath: 1	Rating:																																																																																																									
(Liv) Units: 1	Total: 1		3/4 Bath: 1	Rating: Very Good																																																																																																									
Foundation: 3	- BrickorStone		A 3QBth:	Rating:																																																																																																									
Frame: 1	- Wood		1/2 Bath: 1	Rating: Good																																																																																																									
Prime Wall: 1	- Wood Shingle		A HBth:	Rating:																																																																																																									
Sec Wall:		%	OthrFix:	Rating:																																																																																																									
Roof Struct: 2	- Hip		OTHER FEATURES																																																																																																										
Roof Cover: 1	- Asphalt Shgl		Kits: 1	Rating: Very Good																																																																																																									
Color: YELLOW			A Kits: 1	Rating:																																																																																																									
View / Desir:			Fpl: 1	Rating: Good																																																																																																									
GENERAL INFORMATION			WSFlue: 1	Rating:																																																																																																									
Grade: C	- Average		COND INFORMATION																																																																																																										
Year Blt: 1929	Eff Yr Blt:		Location:																																																																																																										
Alt LUC:		Alt %:	Total Units:																																																																																																										
Jurisdct: G12		Fact: .	Floor:																																																																																																										
Const Mod:			% Own:																																																																																																										
Lump Sum Adj:			Name:																																																																																																										
INTERIOR INFORMATION			DEPRECIATION			REMODELING			RES BREAKDOWN																																																																																																				
Avg Ht/FL: STD	Phys Cond: GV - Good-VG	10. %	Exterior:			No Unit	RMS	BRS	FL																																																																																																				
Prim Int Wall: 2	Functional:		Interior:			1	7	3	M																																																																																																				
Sec Int Wall:	Economic:		Additions:																																																																																																										
Partition: T	Special:		Kitchen:																																																																																																										
Prim Floors: 3	Override:		Baths:																																																																																																										
Sec Floors: 4	Total: 10.8 %		Plumbing:																																																																																																										
Bsmnt Flr: 12	- Concrete		Electric:																																																																																																										
Subfloor:			Heating:																																																																																																										
Bsmnt Gar:			General:																																																																																																										
Electric: 3	- Typical																																																																																																												
Insulation: 2	- Typical																																																																																																												
Int vs Ext: S																																																																																																													
Heat Fuel: 2	- Gas																																																																																																												
Heat Type: 5	- Steam																																																																																																												
# Heat Sys: 1																																																																																																													
% Heated: 100	% AC:																																																																																																												
Solar HW: NO	Central Vac: NO																																																																																																												
% Com Wall	% Sprinkled:																																																																																																												
MOBILE HOME			Make:		Model:		Serial #:		Year:	Color:																																																																																																			
SPEC FEATURES/YARD ITEMS			PARCEL ID 066.0-0005-0003.0																																																																																																										
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																																																																												
3	Garage	D	Y		112X18	A	AV	1929		26.57	T	40	101			3,400		3,400																																																																																											
More: N	Total Yard Items:	3,400		Total Special Features:						Total:	3,400																																																																																																		
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